120.0	0002	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,400 / 889,400
					USE VALUE:	889,400 / 889,400
					ASSESSED:	889,400 / 889,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GANGURDE RAJIV/PRANOTI
Owner 2:	
Owner 3:	
Street 1:	140 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GUARENTE ROBERT J & JOAN A -
Owner 2:	-
Street 1:	68 NOREAST DRIVE
Twn/City:	HARWICH
St/Prov:	MA Cntry:
Postal:	02645

NARRATIVE DESCRIPTION

This parcel contains 7,655 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 3577 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7655.000	433,900	700	454,800	889,400
Total Card	0.176	433,900	700	454,800	889,400
Total Parcel	0.176	433,900	700	454,800	889,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 248.64 | /Parcel: 248.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77348
GIS Ref	
GIS Ref	
Insp Date	05/11/17

!9290!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	434,000	700	7,655.	454,800	889,500	889,500	Year End Roll	12/18/2019
2019	101	FV	386,200	700	7,655.	461,300	848,200	848,200	Year End Roll	1/3/2019
2018	101	FV	386,200	700	7,655.	344,300	731,200	731,200	Year End Roll	12/20/2017
2017	101	FV	279,300	700	7,655.	311,800	591,800	591,800	Year End Roll	1/3/2017
2016	101	FV	279,300	700	7,655.	298,800	578,800	578,800	Year End	1/4/2016
2015	101	FV	233,500	700	7,655.	253,400	487,600	487,600	Year End Roll	12/11/2014
2014	101	FV	233,500	700	7,655.	240,400	474,600	474,600	Year End Roll	12/16/2013
2013	101	FV	233,500	700	7,655.	228,700	462,900	462,900		12/13/2012

PRINT

Date	Time
12/10/20	23:47:21

LAST REV

Date	Time
07/18/17	11:33:08
apro	
9290	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUARENTE ROBERT	45958-70		8/26/2005		500,000	No	No		
	11081-135		4/1/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2016	2111	Heat App	6,000	O				HVAC 2 units
3/24/2016	324	Addition	253,000					second floor addit
12/4/2015	1879	Foundati	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2017	Measured	DGM	D Mann
5/11/2017	Permit Visit	DGM	D Mann
9/20/2016	Permit Visit	DGM	D Mann
7/25/2016	Permit Visit	PT	Paul T
6/18/2009	Measured	189	PATRIOT
11/29/2005	MLS	MM	Mary M
4/13/2000	Inspected	263	PATRIOT
2/15/2000	Measured	268	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	77348
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7655		Sq. Ft.	Site		0	70.	0.85	5									454,754						454,800	

Total AC/HA:	0.17573	Total SF/SM:	7655	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 454,754	Spl Credit		Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.10141873
Const Adj.:	0.99000001
Adj $ / SQ:	103.588
Other Features:	119000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486463
Depreciation:	52538
Depreciated Total:	433925

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

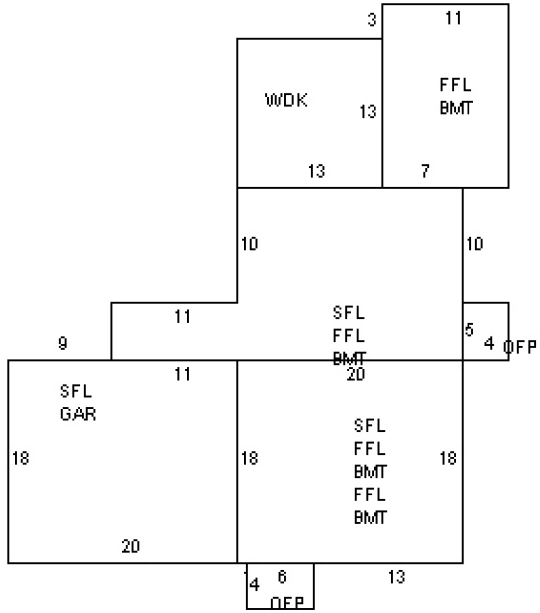
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	113.95
Special Features:	0	Val/Su Net:	104.55
Final Total:	433900	Val/Su SzAd	186.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,251	56.400	70,561
FFL	First Floor	1,251	103.590	129,589
SFL	Second Floor	1,075	103.590	111,358
GAR	Garage	360	21.730	7,821
WDK	Deck	169	11.800	1,994
OFP	Open Porch	44	43.560	1,917

Net Sketched Area:	4,150	Total:	
Size Ad	2326	Gross Are	9395	FinArea	3577
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X6	A	FR	1968	0.00	T	50	101						
19	Patio	D	Y	1	18X18	A	AV	1970	3.41	T	39.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700